

Planning Commission Communication

Department: Community Development CASE # ZC-17-003 Applicant: Council Bluffs Leased Housing Associates I LLLP 2905 Northwest BLVD, Suite 150 Plymouth, MN 55441 Representative: Traci Custard Ehrhart Griffin & Associates 142 West Broadway, Suite 136 Council Bluffs, IA 51503	Ordinance No. _____ Resolution No. _____	Public Hearing: 08/08/17
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Subject/Title

Requests:

1. Rezone the southern 145 feet of the property legally described as Section 10-74-44 PT SW-SW Commence from the Southeast corner W390.15', N477.39', E197.82', N308.36', E197.82', S780' To Point of Beginning, from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential.
2. Rezone the southern 145 feet the property legally described as Section 10-74-44 Beginning 390' West of SE Coerner, SW-SW TH W292', N624', NW220', NE440', SE66', S985' To Point of Beginning, from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential.

Location: South of Renner Drive, West of Twin City Drive.

Background/Discussion

The Community Development Department has received an application from Council Bluffs Leased Housing Associates I LLLP, represented by Traci Custard of Ehrhart Griffin & Associates, to rezone the southern 145 feet of the property addressed 3201 Renner Drive from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential. The applicant proposes to rezone this segment property to coincide with the remainder of the property, and to assign the current use of the property to the correct zoning district. The Community Development Department has chosen to include the southern 145' of the property addressed as 3209 Renner drive for the same reason.

The following attachments are included with the case staff report:

1. Attachment A: Location/Zoning Map of the Subject Properties
2. Attachment B: Land Survey of 3201 Renner Drive
3. Attachment C: Site Photos

Rezoning (Case #ZC-17-003)

The subject properties (Addressed as 3201 Renner Drive and 3209 Renner Drive) are comprised of 12.4 acres of land, with the northern 10.1 acres of land being zoned in the R-3/Low Density Multifamily Residential District, and the southern 2.3 acres of land being zoned in the A-2/Parks, Estates and Agricultural District. South of the proposal is zoned A-2/Parks, Estates and Agricultural District, and East

of the proposal is zoned R-1/Single Family Residential District (see Attachment A). Surrounding land uses include agricultural land to the south and west, single family dwellings to the east, and multifamily apartment buildings to the north. The multifamily apartment buildings are a permitted use in the R-3 District, but are not permitted in the A-2 District. The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the subject property as High-Density Residential, which would include multifamily structures as part of the same development.

Public notices were mailed to all property owners within 200 feet of the request. No adverse comments were received for the request.

All City department and local utilities were notified of the proposed rezoning. No adverse comments were received for the request.

Recommendation

The Community Development Department finds the requested rezoning to be consistent with the Bluffs Tomorrow: 2030 Plan (comprehensive plan) and recommends approval of the request based on the following findings.

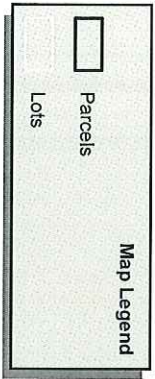
1. Based on the Land Use Plan's designation of the area as High-Density Residential. The approval of this zoning text amendment would be consistent with the established goals and policies.
2. The approval of this zoning text amendment would allow the entirety of the parcels to be zoned in a district that best reflects the primary use of those parcels.

Attachments

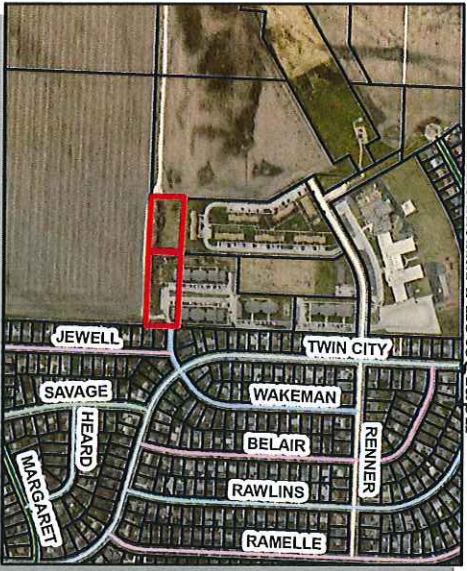
- Attachment A: Location/Zoning Map of the Subject Properties
- Attachment B: Land Survey of 3201 Renner Drive
- Attachment C: Site Photos
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Prepared by: Chris Meeks

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION LOCATION/ZONING MAP CASE # ZC-17-003



2016 Aerial Photograph



Note: Subject properties are highlighted in red.



Last Amended: 7/14/17

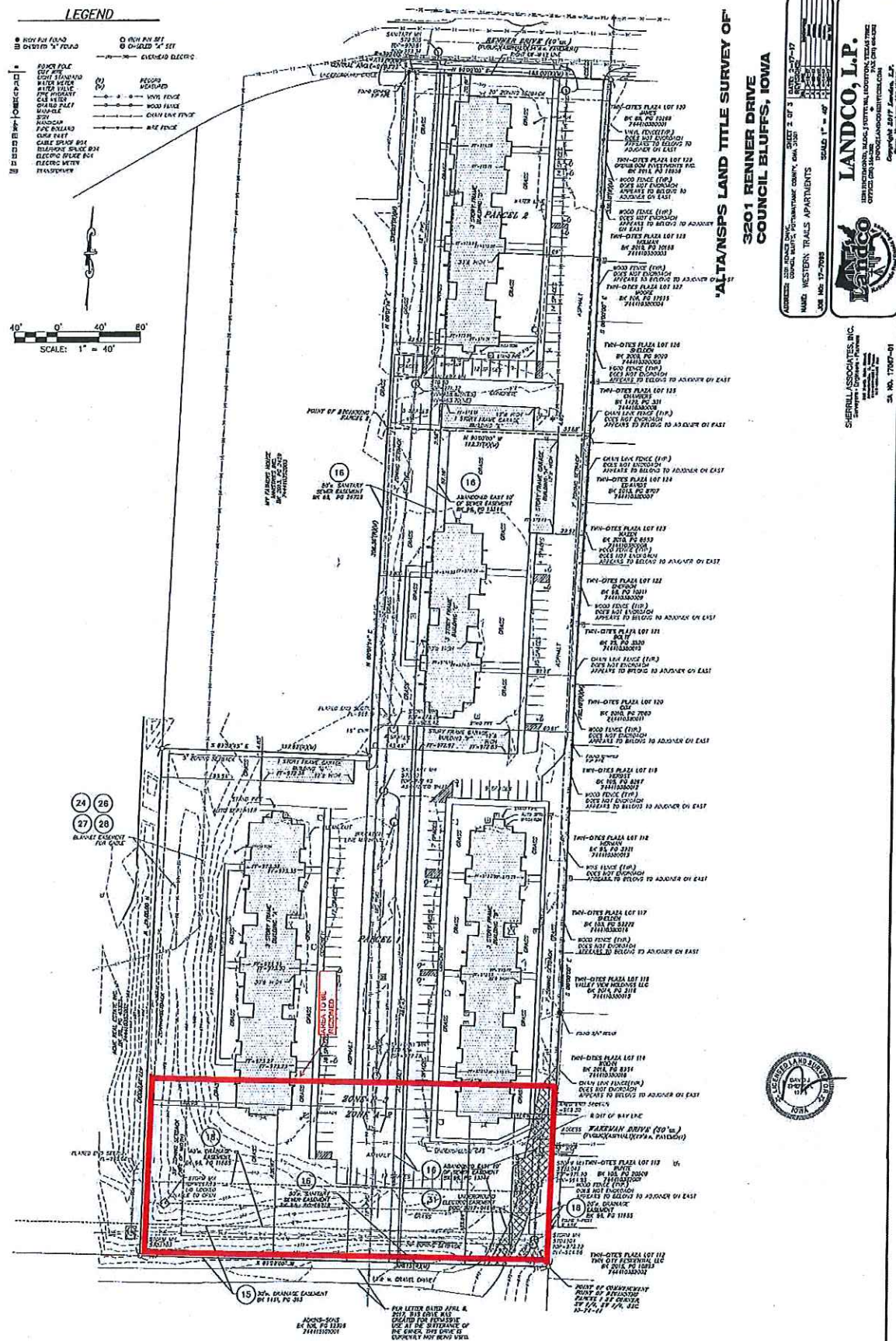
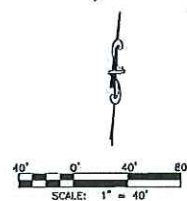


Council Bluffs Community
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DISCLAIMER

This map is for informational purposes only. It is not intended to be used as a legal document. The City of Council Bluffs is not responsible for any errors or omissions on this map. The City reserves the right to change this map at any time without notice.



[illegible]

NSPS LAND TITLE SURVEY OF
3201 RENNER DRIVE
COUNCIL BLUFFS, IOWA

ADDRESS: 330 ADAMS DR.
COUNCIL BLUFFS, POTTERWATNE COUNTY, IOWA 51601

SHEET 2 OF 3

DATE: 2-17-17

NOTES:

NO.	DATE	DESCRIPTION	AMOUNT
1	1-1-17	1-1-17	1-1-17
2	1-1-17	1-1-17	1-1-17
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4	1-1-17	1-1-17	1-1-17
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SA NO. 17007-01

Attachment C: Site Photos

Figure 1: Aerial photo looking north



Figure 2: Photo of neighboring property, looking southwest



Figure 3: Photo of area of proposed rezoning, looking west